BLOCK 4 LOT 3
AMELIA PARK TOWN CENTER
BLOCKS 1 & 4 PBK 8/185

BUNNER DEBORAH MCCONNELL
1789 S 15TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-127P-0004-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

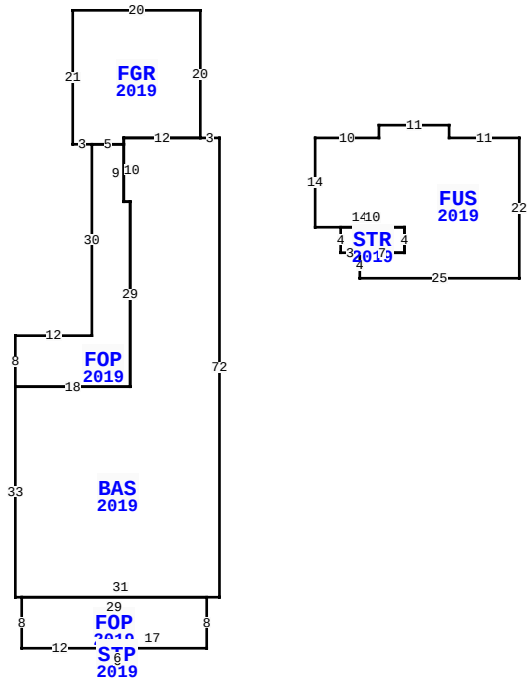
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1031.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	2019	1,612	339,299
FGR	408	55	2019	224	47,148
FOP	232	30	2019	70	14,734
FOP	315	30	2019	94	19,786
FUS	642	100	2019	642	135,130
STP	12	10	2019	1	211
STR	40	10	2019	4	842
TOTALS	3,261			2,647	557,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,647	130.0512	215.88	571,434	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 100% - 2020 Heated Area: 2254 HX Base Yr 2020



1789 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		557,148
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		782,148
SOH/AGL Deduction		277,321
ASSESSED VALUE		504,827
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		448,416
TOTAL JUST VALUE		782,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		814,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20184328	NEW CONSTR	305,010	12/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2841/708	1/15/2026	WD	Q	I	01	910,000
GRANTOR: THOMPSON PAMELA V REV						
GRANTEE: BUNNER DEBORAH MCCO						
2286/0272	6/25/2019	WD	Q	I	01	590,600
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: THOMPSON PAMELA V R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W3 FGR=[YR=2019] N20 W20 S21 E3 FOP=[YR=2019] S30 W12 S8 E18 N29 W1 N9 W5$ E5 N1 E12$ W12 S10 E1 S29 W18 S33 E1 FOP=[YR=2019] S8 E12 STP=[YR=2019] S2 E6 N2 W6$ E17 N8 W29$ E31 N72$ PTR=E15 FUS=[YR=2019] E10 N2 E11 S2 E11 S22 W25 N4 STR=[YR=2019] W3 N4 E10 S4 W7 $ E7 N4 W14 N14$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		R-2	0.00	0.00	45.00	FF		1.00	1.00	1.00	5,000.00	5,000.00	225,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/09/2026 BY SYS